129.0	0001	0013.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	971,500 / 971,500
					USE VALUE:	971,500 / 971,500
					ASSESSED:	971,500 / 971,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		BARTLETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NASH WEBBER JAMES L
Owner 2:	C/O NASH-WEBBER DOROTHY
Owner 3:	
Street 1:	60 BARTLETT AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Aluminum Exterior and 2703 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	430,700	800	540,000	971,500
Total Card	0.138	430,700	800	540,000	971,500
Total Parcel	0.138	430,700	800	540,000	971,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.48 | /Parcel: 359.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 83652

GIS Ref

GIS Ref

Insp Date 05/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 129.0-0001-0013.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	430,800	800	6,000.	540,000	971,600	971,600	Year End Roll	12/18/2019
2019	101	FV	335,700	800	6,000.	570,000	906,500	906,500	Year End Roll	1/3/2019
2018	101	FV	335,700	0	6,000.	420,000	755,700	755,700	Year End Roll	12/20/2017
2017	101	FV	335,700	0	6,000.	402,000	737,700	737,700	Year End Roll	1/3/2017
2016	101	FV	335,700	0	6,000.	372,000	707,700	707,700	Year End	1/4/2016
2015	101	FV	317,100	0	6,000.	312,000	629,100	629,100	Year End Roll	12/11/2014
2014	101	FV	317,100	0	6,000.	304,800	621,900	621,900	Year End Roll	12/16/2013
2013	101	FV	317,100	0	6,000.	290,400	607,500	607,500		12/13/2012

!10130!

PRINT

Date	Time
12/11/20	00:28:43

LAST REV

Date	Time
06/18/18	14:54:34
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10130

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13523-736		8/1/1978		74,900	No	No		Y

USER DEFINED

Prior Id # 1:	83652
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/2005	589	Manual	2,000			G7	GR FY07	construct roof ove
6/3/2005	510	Manual	9,789					new entrance landi
5/12/2005	371	Manual	15,000					replace hinged do

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2018	Missed Appt.	PH	Patrick H
5/15/2018	MEAS&NOTICE	CC	Chris C
11/21/2008	Meas/Inspect	163	PATRIOT
11/1/1999	Meas/Inspect	256	PATRIOT
8/18/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	90.	1.00	10									540,000						540,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 540,000 | Spl Credit | Total: 540,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.02050102
Const Adj.:	0.98980200
Adj $ / SQ:	131.312
Other Features:	93500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	624175
Depreciation:	193494
Depreciated Total:	430681

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

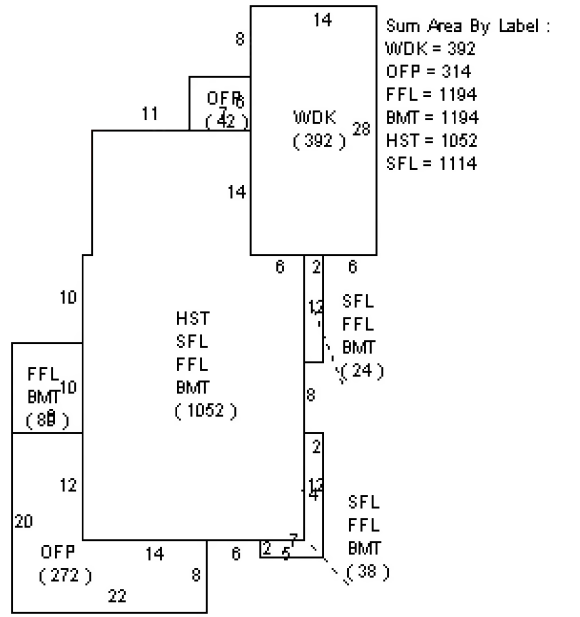
No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	158.89
Special Features:	0	Val/Su Net:	90.98
Final Total:	430700	Val/Su SzAd	151.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,194	39.390	47,036
FFL	First Floor	1,194	131.310	156,787
SFL	Second Floor	1,114	131.310	146,282
HST	Half Story	526	118.180	62,163
WDK	Deck	392	8.460	3,318
OFP	Open Porch	314	21.530	6,761

Net Sketched Area:	4,734			Total:	422,347
Size Ad	2834	Gross Are	5260	FinArea	2703

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	25	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

129.0-0001-0013.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14x18	A	AV	2000	3.74	T	15.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:	Total: 800